



## Legislation Text

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**File #:** 20-0410, **Version:** 1

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**SP 2020-02, Cali Coffee**, 18440 W Pines Boulevard, site plan application. (Joseph)

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:**

Carlos Florian of Kimley Horn, agent for business owner Craig Avera., submitted a site plan request to add a new coffee shop (restaurant building) with drive-thru and associated parking, landscape, and signage to be located within the Pines Crossing shopping center located south of Pines Boulevard and west of Southwest 184 Avenue.

The City Planning and Zoning Board approved the underlying Pines Crossing Plaza (SP 2013-10) on January 14, 2014. The approved shopping center master plan consisted of 4 parcels:

- My Eco Car Wash (Built - Parcel 1)
- Walgreens parcel (Built - Parcel 2)
- ALDI parcel (Built - Parcel 3)
- 1 grassed parcel for future development (Vacant subject parcel - Parcel 4)

The proposed coffee shop is the final building contemplated within this shopping center.

### **BUILDINGS / STRUCTURES:**

The applicant proposes a 22'-7" foot high (highest point), 2,981 square foot building with drive-thru to the site on parcel 4 of the property near the northwest corner of the shopping center. The applicant proposes the following color selections for the buildings which are compatible with the colors of the existing shopping center buildings:

- Base Colors - Benjamin Moore Bleeker Beige, Elmira White
- Parapet - Benjamin Moore White Dove
- Faux Windows - Benjamin Moore Kingsport Gray
- Faux Wood Veneer - Burma
- Base Stone - Warm Gray

- Storefront - Black
- Roof - Barrel Tile Terracotta

The proposed building will house a kitchen and storage area. No patrons will enter the building. Business will primarily be held through the drive thru service on the south side of the building as well as a walk up window on the east elevation of the building.

**ACCESS:**

The site will be accessed through current shopping center driveways on Pines Boulevard and Southwest 184 Avenue.

**PARKING:**

The shopping center as a whole requires 145 parking spaces based on all existing uses within the shopping center as well as the addition of the proposed Cali Coffee building and outdoor seating. 184 parking spaces are provided throughout the entire center.

A drive-thru lane with bypass will be located to the east of the proposed building. The proposed drive-thru will accommodate 8 stacking spaces before the service window, which exceeds Code requirements.

A walkway on east side of the building running parallel to the drive-thru lane will be protected by illuminated bollards.

**SIGNAGE:**

Attached building signs will be required to comply with the Uniform Sign Plan which was previously approved Pines Crossing shopping center submittal. The tenant will also occupy a panel on the monument sign which must also be compliant with Uniform Sign plan requirements.

A 32 square foot menu board will be located on the east elevation of the building, just south of the drive-thru service window.

**LANDSCAPING:**

The applicant includes the following landscape on site in addition to the landscape already approved for the center:

- Installation of 2 trees, 2 palms, and 343 shrubs is proposed on the property. Primary species of trees include Southern Live Oak. Primary species of palms include Montgomery Palm. Primary species of shrubs Cocoplum, Dwarf Yaupon, and Blueberry Flax Lily.

#### **OTHER SITE FEATURES:**

A 470 square foot outdoor dining area is proposed to the east of the building adjacent to the walk up window. The outdoor dining area will consist on 3 tables and 4 seats per table. The outdoor dining area will be enclosed by 3 foot high fence. Access to the dining area will be through a gate on the west side of the dining area.

A new dumpster and enclosure will be located to the south of the new outbuilding. Colors of the enclosure to match the new building. The dumpster location has been reviewed by WASTEPRO and found to be acceptable.

One light pole will be located at the northeast corner of the Cali Coffee parcel. The new light pole and fixture will match the current shopping center lighting. In addition, recessed under canopy lighting is proposed on the north and east building elevations.

#### **STAFF RECOMMENDATION:**

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.